



Connells

Simpson Close
Leagrave Luton



Property Description

Connells Leagrave bring to the market a two bedroom semi detached property located in the quiet cul de sac of Simpson Close. The property briefly comprises an entrance hall, kitchen, open plan lounge/diner. The upper floor contains two bedrooms and family bathroom suite. Externally the property benefits from a low maintenance front garden, with a not overlooked rear garden mixing of patio and laid to lawn areas. The property also benefits from allocated off street parking.

A well-presented home situated in the highly sought-after cul-de-sac of Simpson Close, Luton. This location offers excellent convenience, with close proximity to Luton & Dunstable Hospital, superb transport links via M1 Junction 11, and easy access to Leagrave Station, providing direct routes into London. The area benefits from nearby schools, shops, and local amenities, making it ideal for professionals, commuters, and small families.



Entrance Hall

Double glazed door to front aspect. Radiator.

Lounge/Diner

Double glazed patio doors to rear aspect. Television point. Radiator.

Kitchen

Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Plumbing for a washing machine. Space for a fridge/freezer. Gas hob with electric oven and cooker hood over. Combi boiler.

First Floor Landing

Loft access. Airing cupboard.

Bedroom One

Double glazed window to rear aspect. Built in cupboard. Radiator.

Bedroom Two

Double glazed window to front aspect. Built in cupboard. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Shaver point. Part tiled. Extractor fan.

Front Garden

Laid to lawn with a paved walkway to entrance.

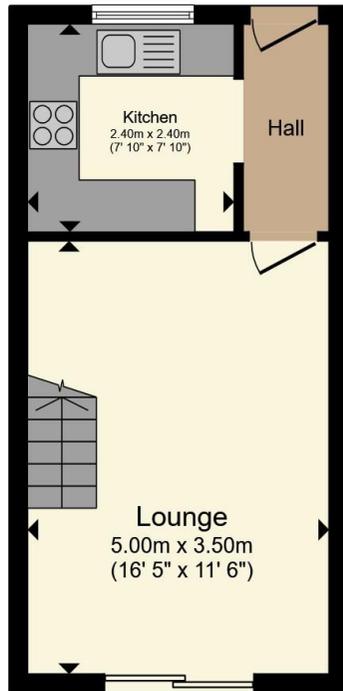
Rear Garden

Laid to lawn with a patio area. Shed.

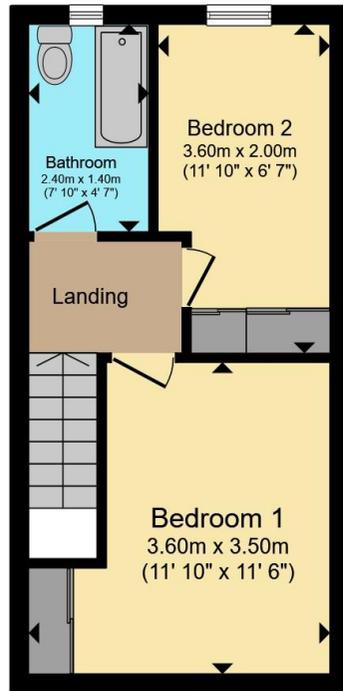
Parking

Allocated parking for two vehicles.





Ground Floor



First Floor

Total floor area 52.5 m² (565 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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185 Marsh Road Leagrave
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EPC Rating: C Council Tax
 Band: C

view this property online connells.co.uk/Property/LGR312268

Tenure: Freehold



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